

SEND TAX NOTICE TO:

(Name) Bob R. Newton

(Address) 8733 Helena Road
Pelham, Al 35124

This instrument was prepared by

(Name) F.C. Herrin

(Address) 1675 Montclair Rd, B'har, Al 35210

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Twenty Thousand Dollars (\$320,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, James H. Suggs and wife Ruth Suggs

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Bob R. Newton

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION

Subject to ad valorem taxes due and payable October 1, 1996.
Transmission line permits to Alabama Power Company as recorded in Deed
Book 107, page 548 and Deed Book 245, page 114, in Probate Office.
Easement to Alabama Power Company as recorded in Deed Book 72 page 188
in Probate Office.

Right of way conveyed to State of Alabama as recorded in Instrument
#1993-4119, in Probate Office.

W.B. Suggs who formerly owned a life estate in these lands died on or
about 1987.

\$315,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

Inst # 1996-19042

06/12/1996-19042
11:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 5M 16.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 5th
day of June 1996

(Seal)

(Seal)

(Seal)

James H. Suggs (Seal)
Ruth Suggs (Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

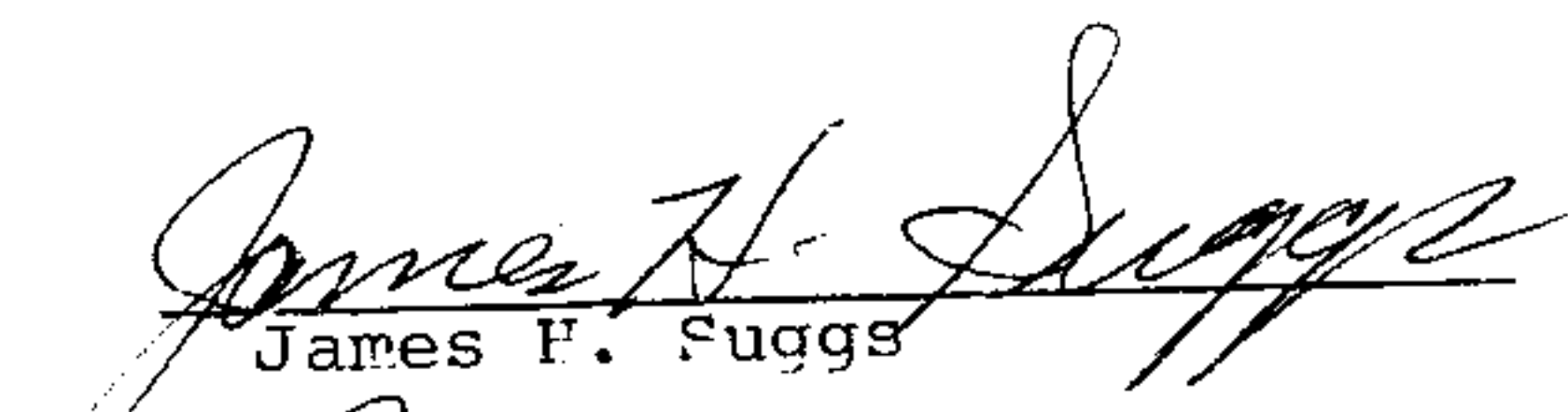
I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that James H. Suggs and wife Ruth Suggs
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

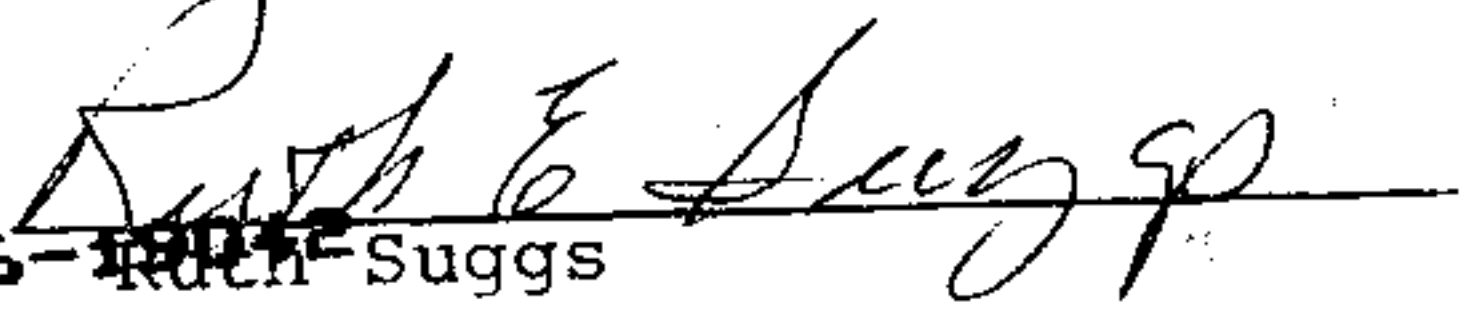
Given under my hand and official seal this 5th day of June, A. D. 1996.

Mary S. Herrin
Notary Public.

Commencing at the Northwest Corner of Section 29 Township 19 South Range 1 East Shelby County, Alabama; thence East along the North Boundary Line of said section for a distance of 671.30 feet; thence South 2 degrees 43 minutes 44 seconds East, a distance of 3674.61 feet for the POINT OF BEGINNING; thence continue along last said course a distance of 381.20 feet to the South boundary line of the Northwest Quarter of the Southwest Quarter of Section 29 Township 19 South Range 1 East; thence North 89 degrees 29 minutes 12 seconds East along said South boundary line for a distance of 648.41 feet to the Southeast Corner of the Northwest Quarter of the Southwest Quarter of Section 29 Township 19 South Range 1 East; thence continue along last said course for a distance of 15.0 feet thence North 2 degrees 24 minutes 52 seconds West a distance of 598.0 feet; thence South 89 degrees 29 minutes 12 seconds West for a distance of 15.0 feet; thence North 2 degrees 24 minutes 52 seconds West, a distance of 28.28 feet to the South Right of way line of U.S. Highway No. 280 and the point of curvature of a tangent curve, concave to the North, having a radius of 15625.22 feet, a central angle of 1 degree 26 minutes 41 seconds, and a chord of 393.96 feet bearing South 86 degrees 03 minutes 11 seconds West; thence West along said curve, a distance of 393.97 feet; thence South 5 degrees 16 minutes 02 seconds East, a distance of 208.00 feet; thence South 86 degrees 26 minutes 57 seconds West, a distance of 267.12 feet to the POINT OF BEGINNING; said described tract containing 8.0 acres, more or less.

Situated in Shelby County, Alabama.


James F. Suggs


Inst # 1996-19042 Ruth E. Suggs

06/12/1996-19042
11:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SKA 16.00